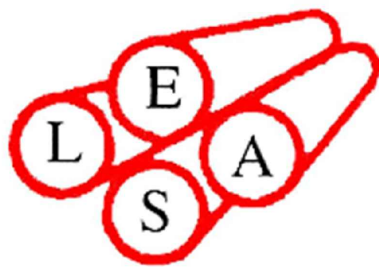


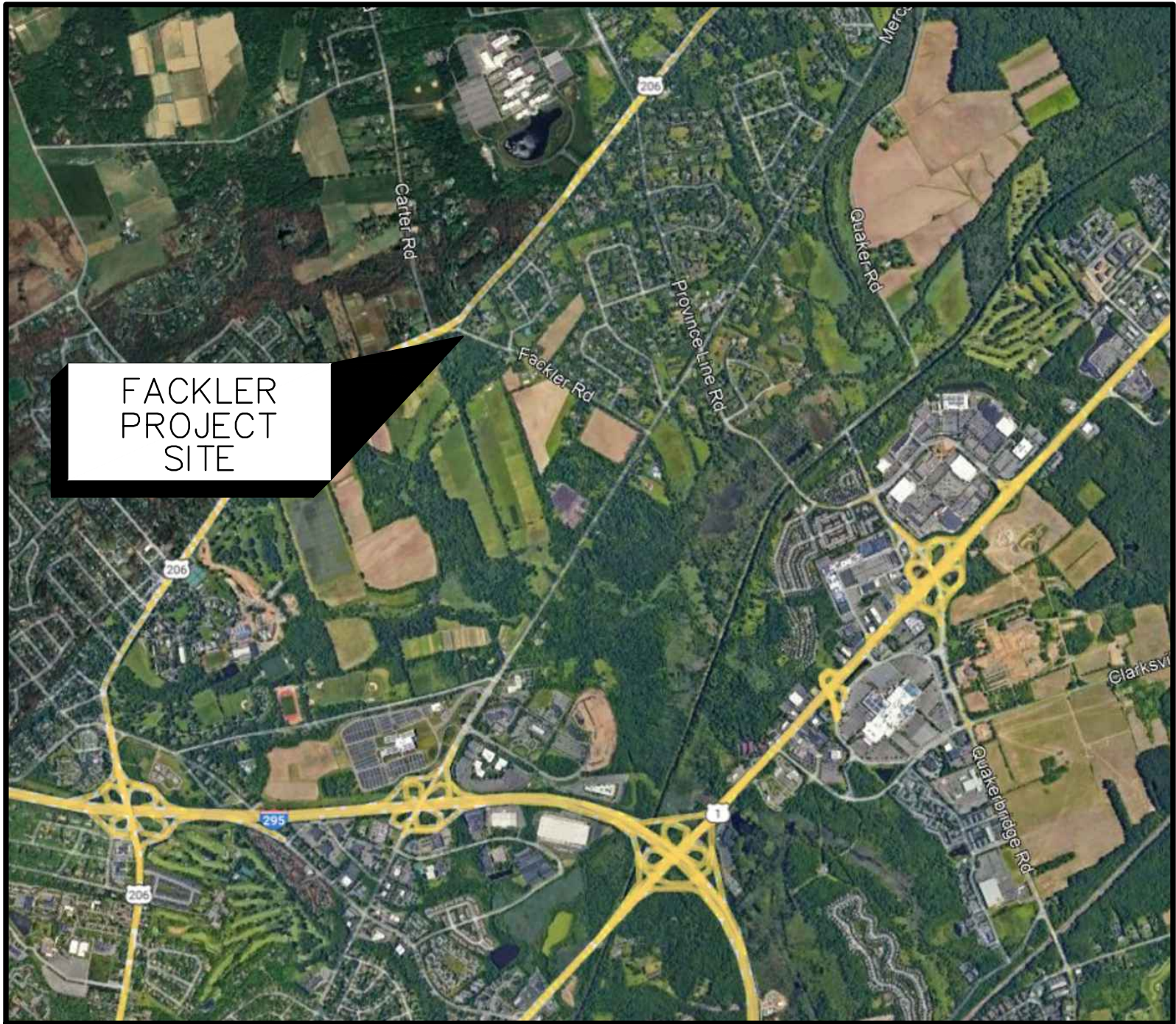
EWING-LAWRENCE SEWERAGE AUTHORITY (ELSA) LAWRENCEVILLE, NJ



FACKLER ROAD AND LOWER FERRY ROAD SEWAGE PUMP STATIONS REPLACEMENT

PN: 30219731

SEPTEMBER 2025



LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G-00-01	COVER SHEET
DEMOLITION	
D-FR-01	DEMOLITION SITE PLAN
CIVIL	
C-FR-01	ZONING PLAN / SITE PLAN
C-FR-02	INFLUENT SEWER PLAN AND PROFILE
C-FR-03	GRADING, STAKING, AND PAVING PLAN
ARCHITECTURAL	
A-FR-04	EXTERIOR ELEVATIONS
A-FR-05	BUILDING SECTIONS
A-FR-06	WALL SECTIONS AND DETAILS
ELECTRICAL	
E-FR-04	UPPER LEVEL LIGHTING AND GROUNDING PLAN
NJDEP PERMITTING DRAWINGS (PROVIDED SEPARATELY)	
WF-101	NJDEP FLOOD HAZARD AREA VERIFICATION PLAN - EXISTING CONDITIONS
WF-102	NJDEP FLOOD HAZARD AREA VERIFICATION PLAN - PROPOSED CONDITIONS
WP-101	NJDEP FLOOD HAZARD AREA PERMITTING PLAN
WP-201	NJDEP FRESHWATER WETLANDS PERMITTING PLAN

APPROVED _____

JERRY R. MITCHELL, PE
LICENSE#: PE-NJ 24GE02905400

LEGAL ENTITY: ARCADIS-U.S., INC.



TOWNSHIP OF LAWRENCE	
CHAIR	_____
SECRETARY	_____
ADMINISTRATIVE OFFICER	_____
MUNICIPAL ENGINEER	_____

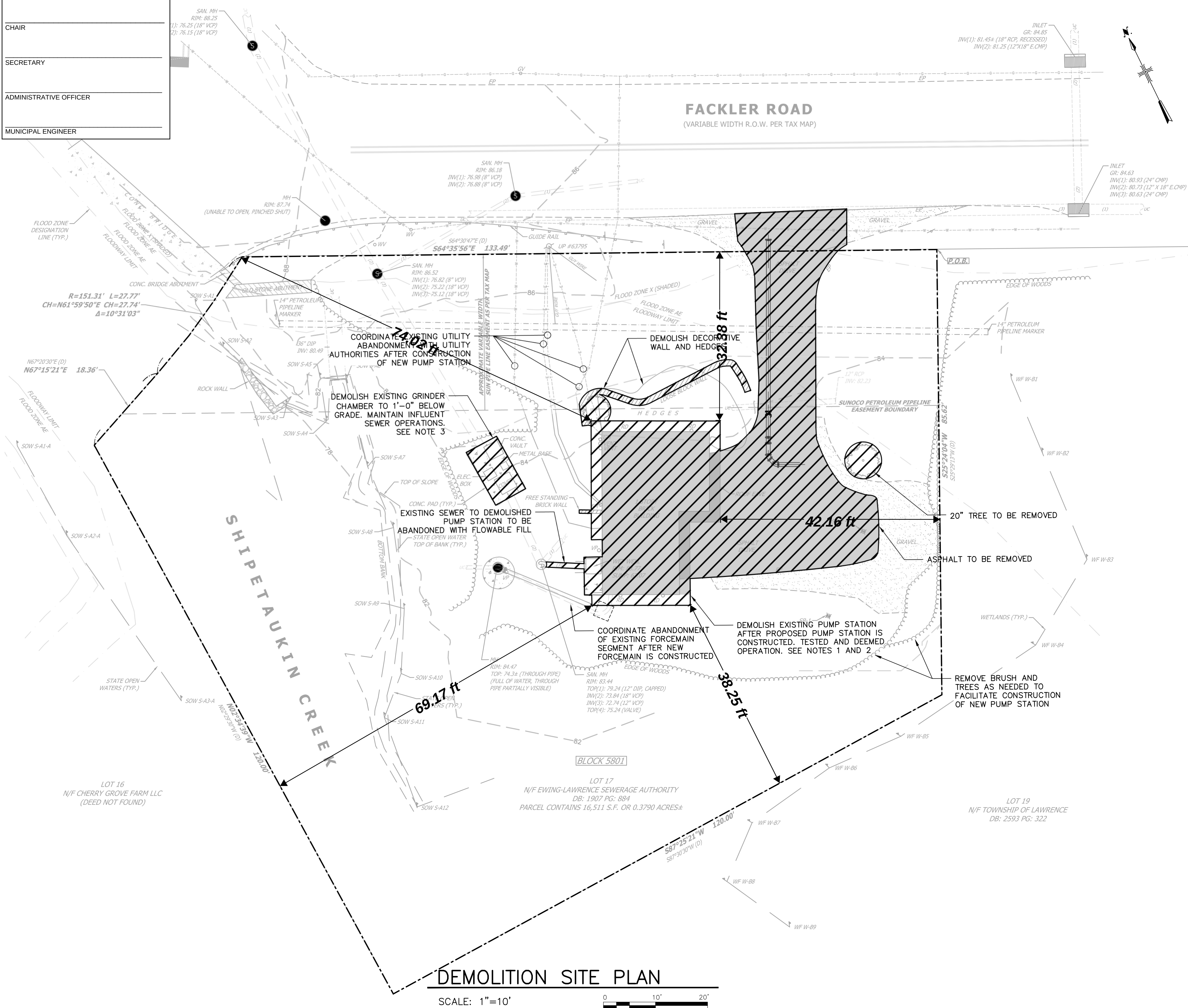
TOWNSHIP OF LAWRENCE	

CHAIR	

SECRETARY	

ADMINISTRATIVE OFFICER	

MUNICIPAL ENGINEER	



DEMOLITION NOTES:

1. SEE SEQUENCE OF CONSTRUCTION PLAN ON SHEET C-FR--01. ALL DEMOLITION SHALL OCCUR AFTER THE PROPOSED PUMP STATION IS CONSTRUCTED, TESTED AND DEEMED FULLY OPERATIONAL. DEMOLITION INCLUDES, AT A MINIMUM:
 - CAPPING INFLUENT SEWER TO WET WELL AND FILL WITH CLSM
 - DEMOLISH WET WELL STRUCTURE. FILL WITH SUITABLE FILL.
 - REMOVE ALL EQUIPMENT. OWNER TO CONFIRM IF ANY EQUIPMENT IS TO BE SALVAGED.
 - DEMOLISH EXISTING PUMP STATION STRUCTURE AND SLAB. FILL WITH SUITABLE FILL
 - DEMOLISH CONCRETE WALK WAYS.
 - DEMOLISH DECORATIVE WALL AND HEDGES
 - ESTABLISH APPROPRIATE VEGETATION AND PAVING PER SITE PLAN AND SOIL EROSION CONTROL REQUIREMENTS BY MERCER COUNTY SOIL CONSERVATION DISTRICT.
2. THE EXISTING GENERATOR SHALL BE TURNED OVER TO THE OWNER. THE OWNER SHALL COORDINATE WITH THE CONTRACTOR FOR REMOVAL, TRANSPORT, AND STORING LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND TRANSPORTATION.
3. THE EXISTING GRINDER CHAMBER SHALL BE ADEQUATELY DEMOLISHED AND FILLED. THE EXISTING INFLUENT SEWER THAT TRAVELS THROUGH THE CHAMBER SHALL BE MAINTAINED AND REHABILITATED AS REQUIRED PRIOR TO DEMOLISHING AND REMOVING THE CHAMBER. VEGETATION SHALL BE ESTABLISHED AFTER REMOVAL PER MERCER COUNTY SOIL CONSERVATION DISTRICT REQUIREMENTS.



LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS

SEALS

JERRY R. MITCHELL, PE
PE-NJ 24GE02905400

ELSA



FACKLER ROAD
AND LOWER FERRY
ROAD PUMP
STATIONS
REPLACEMENTS

[illegible]

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NO.	DATE	ISSUED FOR	BY

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PROJECT STATUS: FINAL

PROJECT NO.: 30219731

DATE: SEPTEMBER 2025

DESIGNED BY: F. BELARDO

DRAWN BY: C. ELLING

CHECKED BY: J. R. MITCHELL

SHEET TITLE

DEMO
FACKLER ROAD

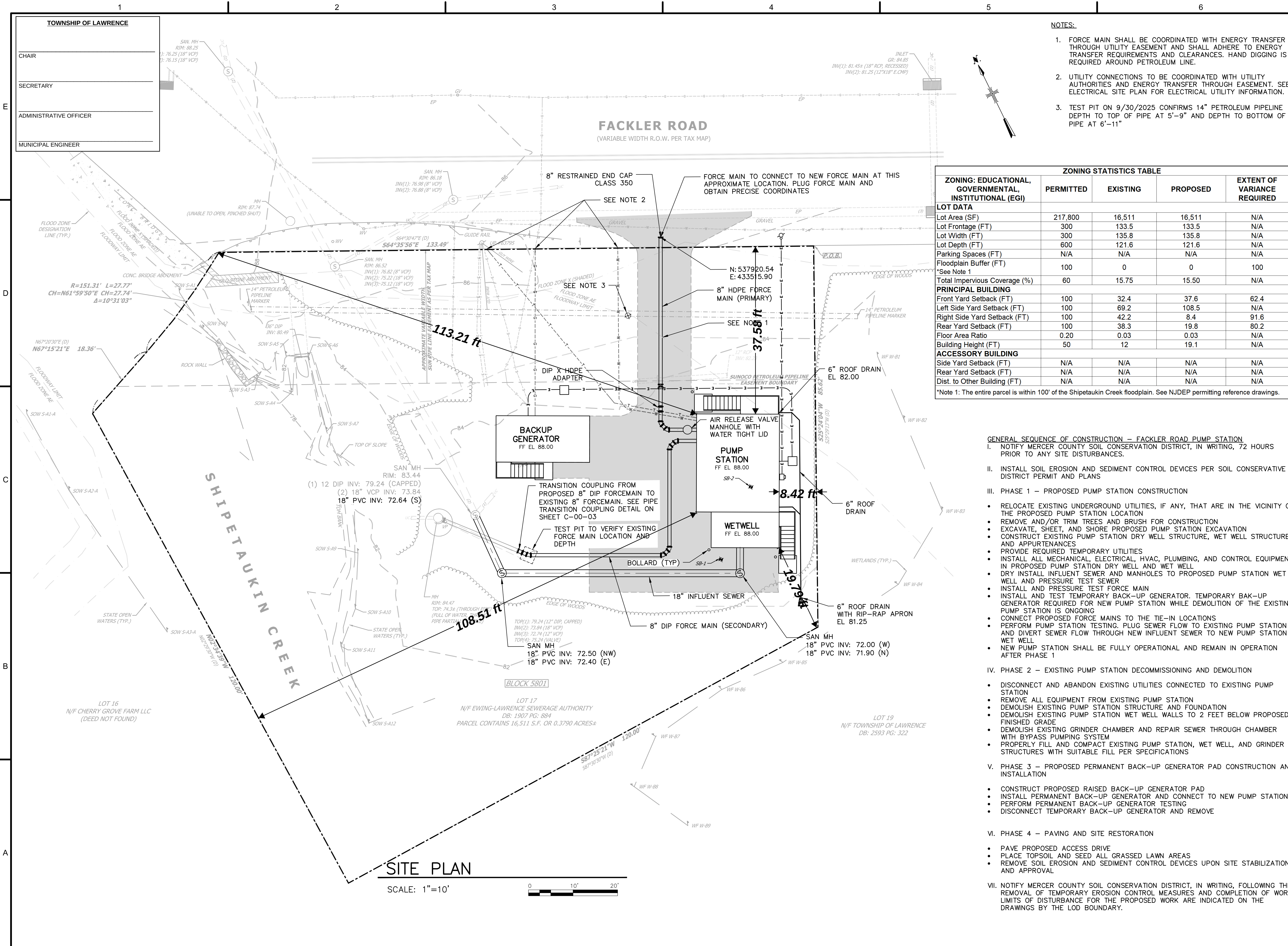
DEMOLITION SITE PLAN

SCALE:
AS SHOWN

DRAWING NO.

D-FR-01

SHEET NO.: 38 OF 115



- NOTES:
- FORCE MAIN SHALL BE COORDINATED WITH ENERGY TRANSFER THROUGH UTILITY EASEMENT AND SHALL ADHERE TO ENERGY TRANSFER REQUIREMENTS AND CLEARANCES. HAND DIGGING IS REQUIRED AROUND PETROLEUM LINE.
 - UTILITY CONNECTIONS TO BE COORDINATED WITH UTILITY AUTHORITIES AND ENERGY TRANSFER THROUGH EASEMENT. SEE ELECTRICAL SITE PLAN FOR ELECTRICAL UTILITY INFORMATION.
 - TEST PIT ON 9/30/2025 CONFIRMS 14" PETROLEUM PIPELINE DEPTH TO TOP OF PIPE AT 5'-9" AND DEPTH TO BOTTOM OF PIPE AT 6'-11"

ZONING STATISTICS TABLE				
ZONING: EDUCATIONAL, GOVERNMENTAL, INSTITUTIONAL (EGI)	PERMITTED	EXISTING	PROPOSED	EXTENT OF VARIANCE REQUIRED
LOT DATA				
Lot Area (SF)	217,800	16,511	16,511	N/A
Lot Frontage (FT)	300	133.5	133.5	N/A
Lot Width (FT)	300	135.8	135.8	N/A
Lot Depth (FT)	600	121.6	121.6	N/A
Parking Spaces (FT)	N/A	N/A	N/A	N/A
Floodplain Buffer (FT)	100	0	0	100
*See Note 1				
Total Impervious Coverage (%)	60	15.75	15.50	N/A
PRINCIPAL BUILDING				
Front Yard Setback (FT)	100	32.4	37.6	62.4
Left Side Yard Setback (FT)	100	69.2	108.5	N/A
Right Side Yard Setback (FT)	100	42.2	8.4	91.6
Rear Yard Setback (FT)	100	38.3	19.8	80.2
Floor Area Ratio	0.20	0.03	0.03	N/A
Building Height (FT)	50	12	19.1	N/A
ACCESSORY BUILDING				
Side Yard Setback (FT)	N/A	N/A	N/A	N/A
Rear Yard Setback (FT)	N/A	N/A	N/A	N/A
Dist. to Other Building (FT)	N/A	N/A	N/A	N/A
*Note 1: The entire parcel is within 100' of the Shipetaukin Creek floodplain. See NJDEP permitting reference drawings.				

- GENERAL SEQUENCE OF CONSTRUCTION – FACKLER ROAD PUMP STATION
- NOTIFY MERCER COUNTY SOIL CONSERVATION DISTRICT, IN WRITING, 72 HOURS PRIOR TO ANY SITE DISTURBANCES.
 - INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES PER SOIL CONSERVATIVE DISTRICT PERMIT AND PLANS
 - PHASE 1 – PROPOSED PUMP STATION CONSTRUCTION
 - RELOCATE EXISTING UNDERGROUND UTILITIES, IF ANY, THAT ARE IN THE VICINITY OF THE PROPOSED PUMP STATION LOCATION
 - REMOVE AND/OR TRIM TREES AND BRUSH FOR CONSTRUCTION
 - EXCAVATE, SHEET, AND SHORE PROPOSED PUMP STATION EXCAVATION
 - CONSTRUCT EXISTING PUMP STATION DRY WELL STRUCTURE, WET WELL STRUCTURE, AND APPURTENANCES
 - PROVIDE REQUIRED TEMPORARY UTILITIES
 - INSTALL ALL MECHANICAL, ELECTRICAL, HVAC, PLUMBING, AND CONTROL EQUIPMENT IN PROPOSED PUMP STATION DRY WELL AND WET WELL
 - DRY INSTALL INFLUENT SEWER AND MANHOLES TO PROPOSED PUMP STATION WET WELL AND PRESSURE TEST SEWER
 - INSTALL AND PRESSURE TEST FORCE MAIN
 - INSTALL AND TEST TEMPORARY BACK-UP GENERATOR. TEMPORARY BAK-UP GENERATOR REQUIRED FOR NEW PUMP STATION WHILE DEMOLITION OF THE EXISTING PUMP STATION IS ONGOING
 - CONSTRUCT PROPOSED FORCE MAINS TO THE TIE-IN LOCATIONS
 - PERFORM PUMP STATION TESTING. PLUG SEWER FLOW TO EXISTING PUMP STATION AND DIVERT SEWER FLOW THROUGH NEW INFLUENT SEWER TO NEW PUMP STATION WET WELL
 - NEW PUMP STATION SHALL BE FULLY OPERATIONAL AND REMAIN IN OPERATION AFTER PHASE 1
 - PHASE 2 – EXISTING PUMP STATION DECOMMISSIONING AND DEMOLITION
 - DISCONNECT AND ABANDON EXISTING UTILITIES CONNECTED TO EXISTING PUMP STATION
 - REMOVE ALL EQUIPMENT FROM EXISTING PUMP STATION
 - DEMOLISH EXISTING PUMP STATION STRUCTURE AND FOUNDATION
 - DEMOLISH EXISTING PUMP STATION WET WELL WALLS TO 2 FEET BELOW PROPOSED FINISHED GRADE
 - DEMOLISH EXISTING GRINDER CHAMBER AND REPAIR SEWER THROUGH CHAMBER WITH BYPASS PUMPING SYSTEM
 - PROPERLY FILL AND COMPACT EXISTING PUMP STATION, WET WELL, AND GRINDER STRUCTURES WITH SUITABLE FILL PER SPECIFICATIONS
 - PHASE 3 – PROPOSED PERMANENT BACK-UP GENERATOR PAD CONSTRUCTION AND INSTALLATION
 - CONSTRUCT PROPOSED RAISED BACK-UP GENERATOR PAD
 - INSTALL PERMANENT BACK-UP GENERATOR AND CONNECT TO NEW PUMP STATION
 - PERFORM PERMANENT BACK-UP GENERATOR TESTING
 - DISCONNECT TEMPORARY BACK-UP GENERATOR AND REMOVE
 - PHASE 4 – PAVING AND SITE RESTORATION
 - PAVE PROPOSED ACCESS DRIVE
 - PLACE TOPSOIL AND SEED ALL GRASSED LAWN AREAS
 - REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON SITE STABILIZATION AND APPROVAL
 - NOTIFY MERCER COUNTY SOIL CONSERVATION DISTRICT, IN WRITING, FOLLOWING THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES AND COMPLETION OF WORK LIMITS OF DISTURBANCE FOR THE PROPOSED WORK ARE INDICATED ON THE DRAWINGS BY THE LOD BOUNDARY.

LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS

SEALS

JERRY R. MITCHELL, PE
PE-NJ 24GE02905400

ELSA

FACKLER ROAD
AND LOWER FERRY
ROAD PUMP
STATIONS
REPLACEMENTS

REVISIONS

NO.	DATE	ISSUED FOR	BY
01	07/10/2026	LAWRENCE PLANNING	JRM

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PROJECT STATUS: FINAL

PROJECT NO.: 30219731

DATE: SEPTEMBER 2025

DESIGNED BY: F. BELARDO

DRAWN BY: C. ELLING

CHECKED BY: J. R. MITCHELL

SHEET TITLE

CIVIL
FACKLER ROAD

SITE PLAN

SCALE:
AS SHOWN

DRAWING NO.: C-FR-01

SHEET NO.: OF



1. FORCE MAIN SHALL BE COORDINATED WITH ENERGY TRANSFER THROUGH UTILITY EASEMENT AND SHALL ADHERE TO ENERGY TRANSFER REQUIREMENTS AND CLEARANCES. FOLLOW ENERGY TRANSFER'S "GENERAL GUIDELINES FOR THIRD-PARTY CONSTRUCTION OR MAINTENANCE ACTIVITIES". HAND DIGGING IS REQUIRED AROUND PETROLEUM PIPELINE. A REPRESENTATIVE FROM ENERGY TRANSFER SHALL BE ONSITE DURING CONSTRUCTION WITHIN THE EASEMENT.
2. TEST PIT ON 9/30/2025 CONFIRMS 14" PETROLEUM PIPELINE DEPTH TO TOP OF PIPE AT 5'-9" AND DEPTH TO BOTTOM OF PIPE AT 6'-11"



CONSULTANTS

SEALS

JERRY R. MITCHELL, PE
PE-NJ 24GE02905400

ELSA



FACKLER ROAD AND LOWER FERRY ROAD PUMP STATIONS REPLACEMENTS

REVISIONS			
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SHEET TITLE

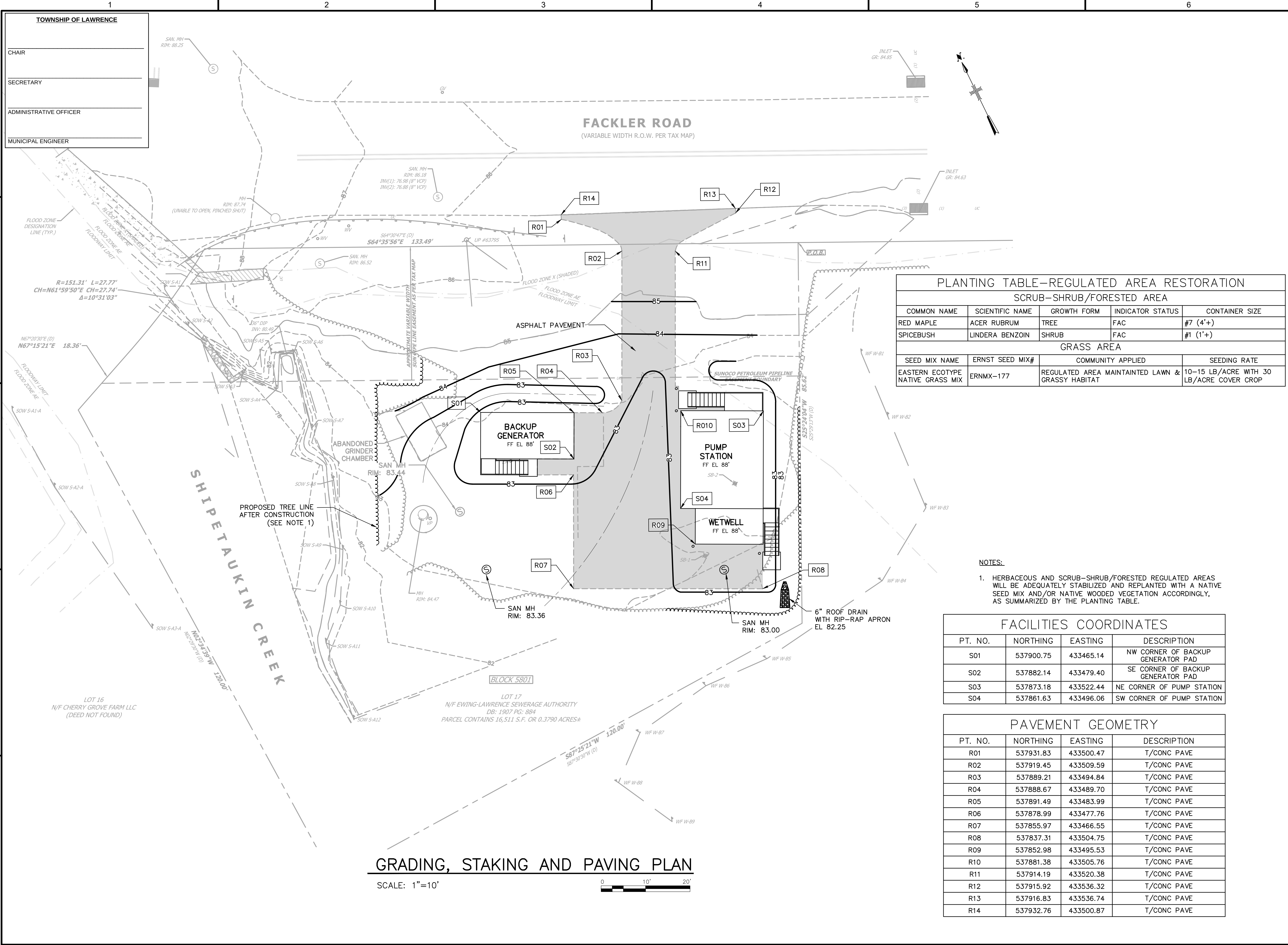
CIVIL
FACKLER ROAD

INFLUENT SEWER PLAN AND PROFILE

SCALE:
AS SHOWN

DRAWING NO.:

SHEET NO.: OF



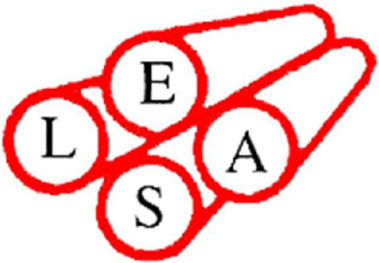
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CONSULTANTS

SEALS

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PE-NJ 24GE02905400

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FACKLER ROAD
AND LOWER FERRY
ROAD PUMP
STATIONS
REPLACEMENTS

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3	07/10/2026	LAWRENCE PLANNING	JRM
2	5/5/2026	PLANTING TABLE & NOTE	JRM
1	4/30/2026	NJDEP & MCSCD PERMITS	JRM

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DATE: SEPTEMBER 2025

DESIGNED BY: F. BELARDO

DRAWN BY: C. ELLING

CHECKED BY: J. R. MITCHELL

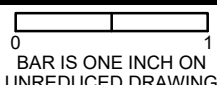
SHEET TITLE

CIVIL
FACKLER ROAD

GRADING, STAKING, AND
PAVING PLAN

SCALE:

AS SHOWN

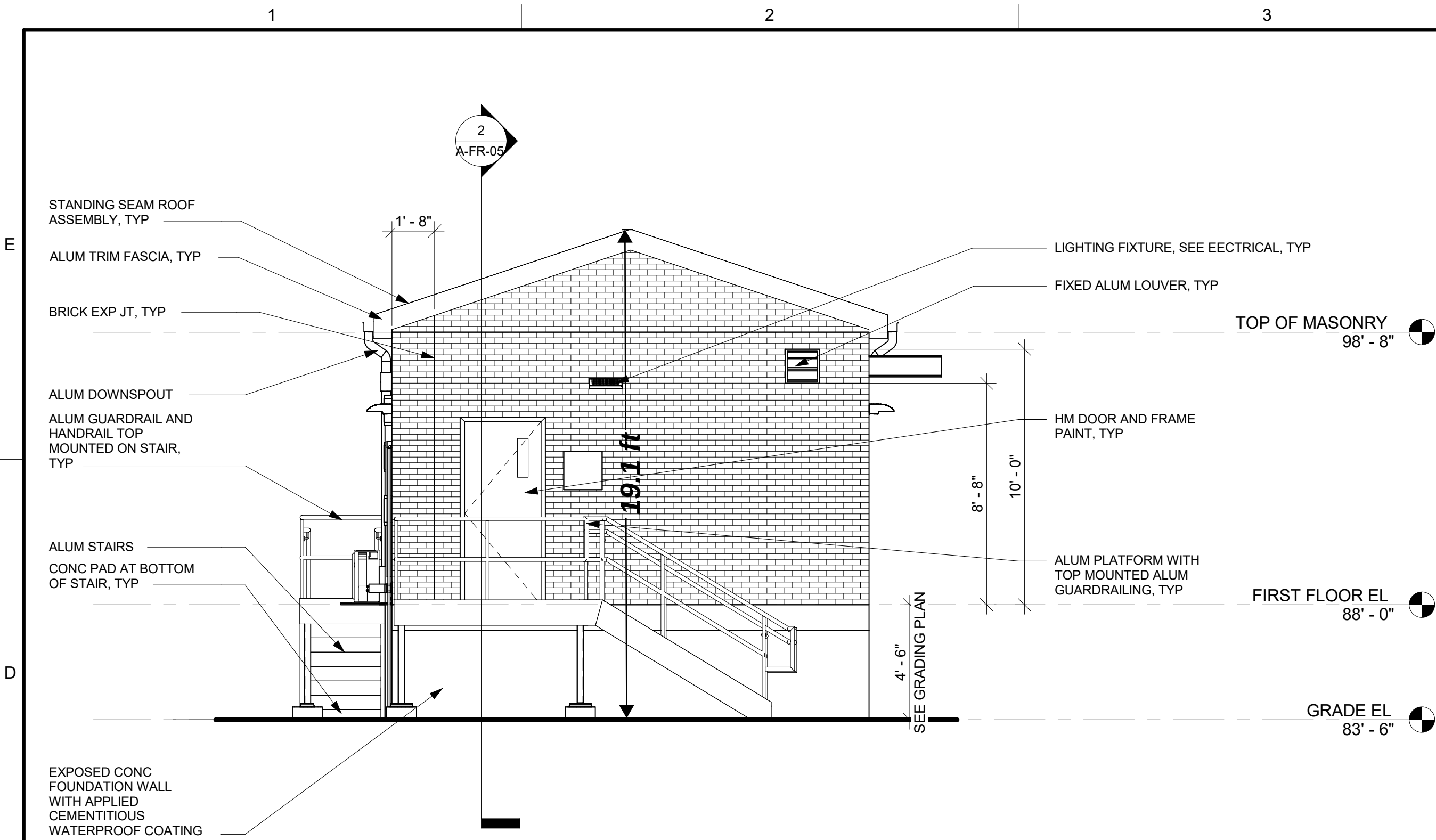


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C-FR-03

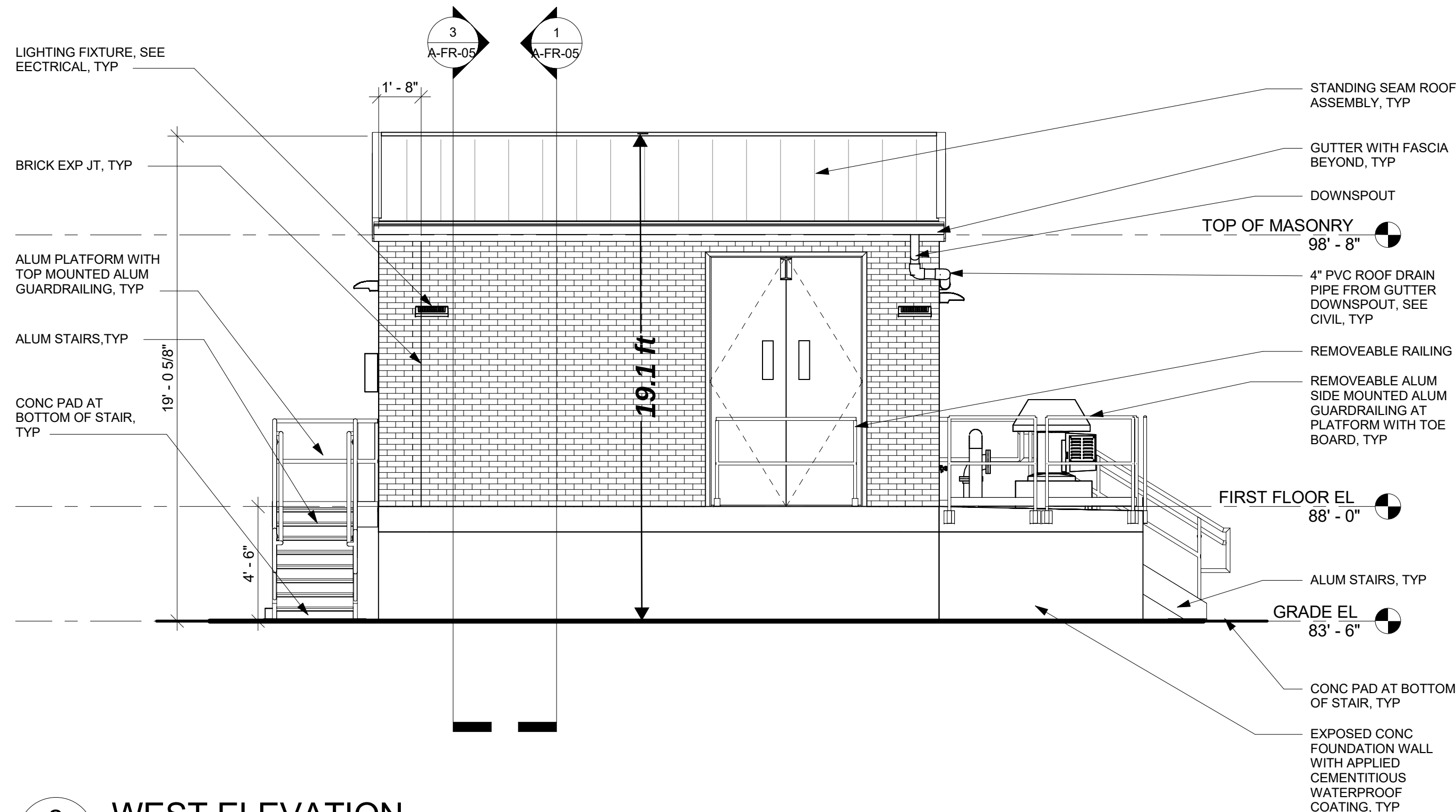
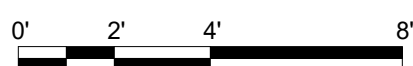
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OF



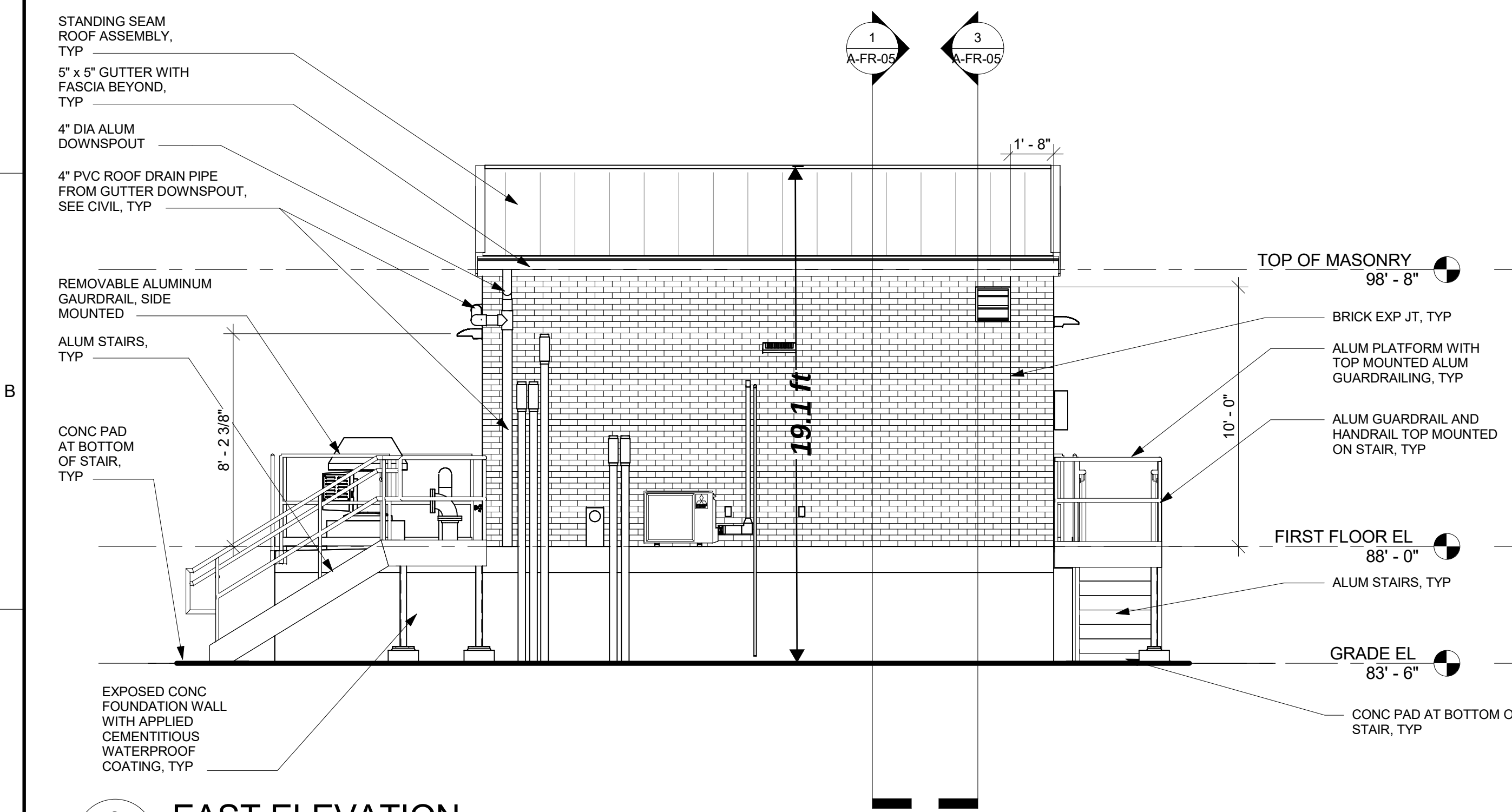
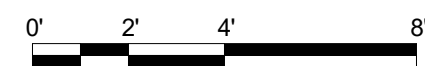
1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



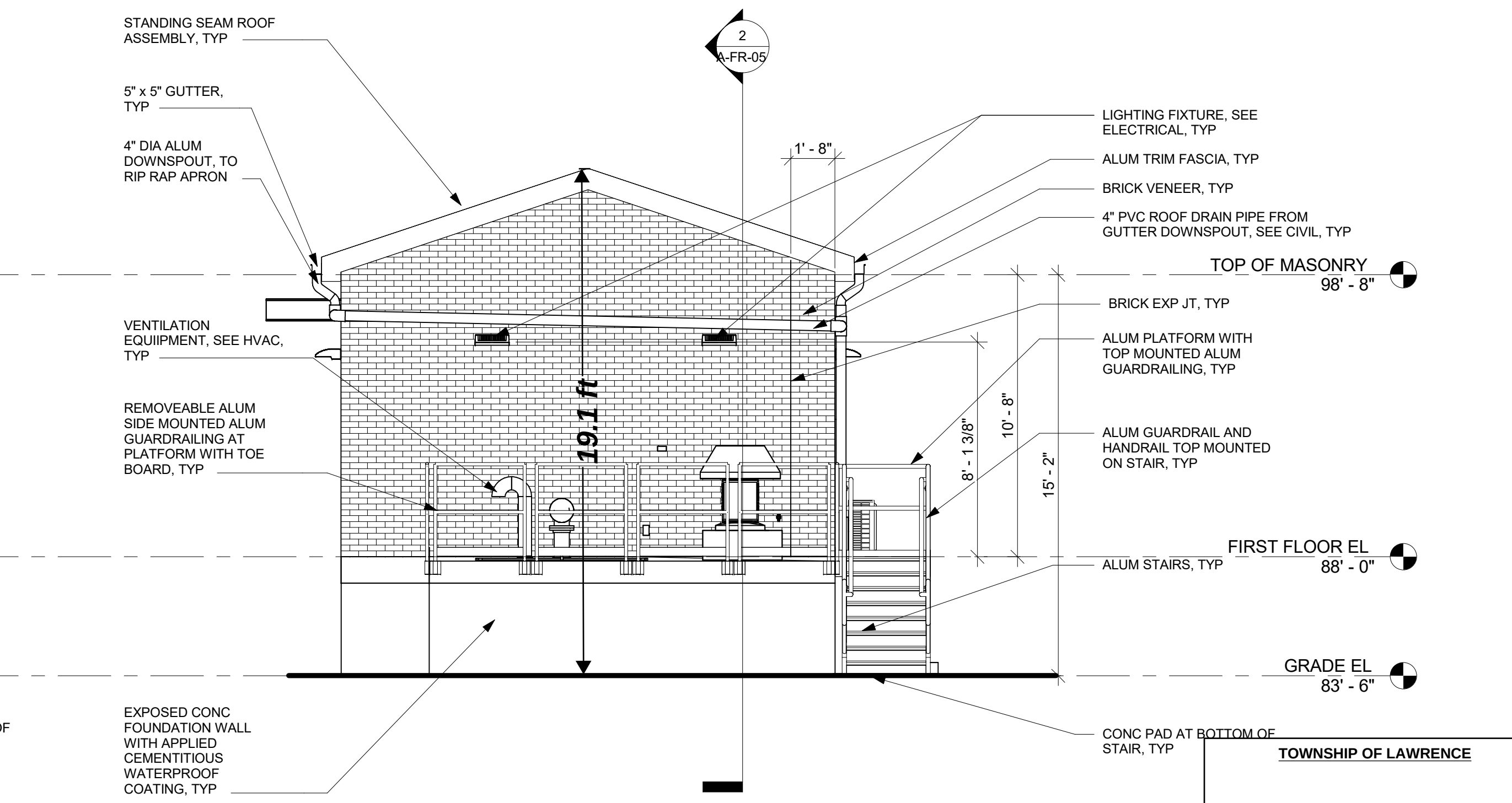
2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



3 EAST ELEVATION

SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

TOWNSHIP OF LAWRENCE

CHAIR

SECRETARY

ADMINISTRATIVE OFFICER

MUNICIPAL ENGINEER



LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS

SEALS

JERRY R. MITCHELL, PE
PE-NJ 24GE02905400

ELSA



FACKLER ROAD
AND LOWER FERRY
ROAD PUMP
STATIONS
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PROJECT NO.: 30219731

DATE: SEPTEMBER 2025

DESIGNED BY: E. DAWKINS

DRAWN BY: S. MEANY

CHECKED BY: E. DAWKINS

SHEET TITLE

ARCHITECTURAL
FACKLER ROAD

EXTERIOR
ELEVATIONS

SCALE:
1/4" = 1'-0"

0 1
BAR IS ONE INCH ON
UNREDUCED DRAWING

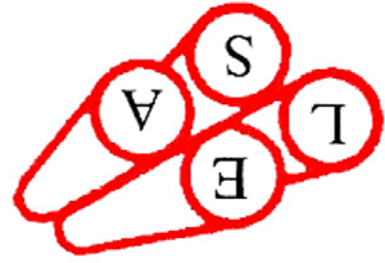
DRAWING NO.: A-FR-04

SHEET NO.: 46 OF 115

- NOTES
1. THE ELECTRICAL ROOM AND STAIRS ARE CONSIDERED DUSTY LOCATIONS. ALL EQUIPMENT, MATERIALS INCIDENTALS ETC. SHALL CONFORM TO THE REQUIREMENTS OF THE LOCATIONS DESIGNATION.
 2. FOR CLARITY, NOT ALL CONDUIT ROUTING IS SHOWN. ONLY MAIN HOMERUNS ARE SHOWN. REFER TO ONE LINE AND BLOCK DIAGRAMS FOR CONDUIT AND WIRING REQUIREMENTS. PROVIDE PULL BOXES AS REQUIRED PER NEC. CONTRACTOR SHALL FIELD COORDINATE CONDUIT INSTALLATION.
 3. PROVIDE A CERTIFIED LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH NFPA-780. REFER TO SECTION 26.41.13. EXTEND LIGHTNING PROTECTION DOWN CONDUCTORS VERTICALLY DOWN IN 1-1/4 INCH NON-METALLIC CONDUIT ON EXTERIOR WALL OF THE BUILDING AND CONNECT TO GROUND GRID.

SEALS

JERRY R. MITCHELL, PE
PE-NJ 24602905400



FACKLER ROAD
AND LOWER FERRY
ROAD PUMP
STATIONS
REPLACEMENTS

ELSA

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PROJECT NO.: 30219731

DATE: SEPTEMBER 2025

DESIGNED BY: S. WINGFIELD

DRAWN BY: A. IYER

CHECKED BY: G. MOORE

SHEET TITLE

ELECTRICAL
FACKLER ROAD

UPPER LEVEL
LIGHTING AND
GROUNDING PLANS

E-FR-04

SHEET NO.: 70 OF 115

MUNICIPAL ENGINEER	CHAIR
ADMINISTRATIVE OFFICER	SECRETARY
TOWNSHIP OF LAWRENCE	

SCALE: 3/8" = 1'-0"
BARS ARE ONE INCH ON
UNREduced DRAWING

DRAWING NO.: E-FR-04

9/22/2025 9:05:26 AM

Autodesk Docs://AUS-30219731-ELSA Fackler Road Lower Ferry Road PS/E-FR-04 R24.rvt

